

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, November 9, 2011

Town Hall, Conference Room L101, Lower Level
**Enter at "Government Center" door near Dispatch Office*
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 31-11 – 54 Pane Road Mike's Auto Service, Michael Gronski owner, Bianca Signs Inc., applicant 99 Newington Avenue New Britain, CT 06051 request for Special Exception Section 6.2.4 Ground Sign PD Zone District.
- B. Petition 32-11 – 256 New Britain Avenue, Bel-Air Manor, Dr. Robert Sbriglio owner, Bianca Signs, Inc. 99 Newington Avenue New Britain, CT 06051 applicant, request for Special Exception Section 6.2.4 Ground Sign B-Business Zone District.
- C. Petition 33-11 – 2385 Berlin Turnpike Puerto Villarta Restaurant LLC owner and applicant, contact Juan Carlos Rodriguez, 2385 Berlin Turnpike Newington, CT 06111, request for site plan modification parking expansion and waiver landscape buffer, Berlin Turnpike Business Zone, B-BT District.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

October 26, 2011 - Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

VII. OLD BUSINESS

- A. Petition 28-11 – 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Special Exception Section 3.19 and 3.15.4 restaurant use with drive through window service, PD Zone District. Public hearing closed October 26, 2011. Sixty-five day decision period ends December 30, 2011.
- B. Petition 29-11 – 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Special Exception Section 3.19 restaurant use PD Zone District. Public hearing closed October 26, 2011. Sixty-five day decision period ends December 30, 2011.
- C. Petition 30-11 - 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Site Plan Development, Section 5.3 for multiple building commercial plaza and waiver of front yard green space setback, Section 6.10.4 (B). Inland Wetlands Agency Report required. Decision period ends December 30, 2011.

VIII. PETITIONS FOR SCHEDULING (TPZ Monday November 21, 2011 and December 14, 2011)

- A. Petition 34-11 – Request for Zone Regulation amendment to add Section 3.15.8 Crematories regulated by Special Exception. Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111. Referral to Capitol Region Council of Governments required for inter-town advisory review. Schedule for public hearing November 21, 2011.
- B. Petition 35-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for Special Exception for crematorium use at 151 Kitts Lane, Berlin Turnpike Business Zone, B-BT District. Schedule for Public Hearing November 21, 2011.
- C. Petition 36-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for site plan modification for crematorium use, Berlin Turnpike Business Zone, B-BT District. Schedule for presentation November 21, 2011.

IX. REMARKS BY COMMISSIONERS

X. STAFF REPORT

XI. PUBLIC PARTICIPATION

(For items not listed on agenda)

XII. CLOSING REMARKS BY CHAIRMAN

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner